038.0	0002	0001.0	1 of 1	Commercial	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 10,009,400 / 10,009,400
					USE VALUE: 10,009,400 / 10,009,400
					ASSESSED: 10,009,400 / 10,009,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
187		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOWN OF ARLINGTON SCHOOL
Owner 2:	THOMPSON SCHOOL
Owner 3:	
Street 1:	730 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3.116 Sq. Ft. of land mainly classified as Improved-Edu with a School Building built about 1956, having primarily Brick Exterior and 47437 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 30 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
934	135716.000	5,664,800	1,700	4,342,900	10,009,400
Total Card	3.116	5,664,800	1,700	4,342,900	10,009,400
Total Parcel	3.116	5,664,800	1,700	4,342,900	10,009,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 211.00 /Parcel: 211.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 25298
GIS Ref:
GIS Ref:
Insp Date: 05/03/00

!3150!

PREVIOUS ASSESSMENT

Parcel ID: 038.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	934	FV	5,664,800	1700	135,716.	4,342,900	10,009,400		Year end	12/23/2021
2021	934	FV	5,664,800	1700	135,716.	4,342,900	10,009,400		Year End Roll	12/10/2020
2020	934	FV	5,664,800	1700	135,716.	4,342,900	10,009,400	10,009,400	Year End Roll	12/18/2019
2019	934	FV	5,509,700	1700	135,716.	3,935,800	9,447,200	9,447,200	Year End Roll	1/3/2019
2018	934	FV	5,509,700	1700	135,716.	3,732,200	9,243,600	9,243,600	Year End Roll	12/20/2017
2017	934	FV	5,516,300	1700	135,716.	3,257,200	8,775,200	8,775,200	Year End Roll	1/3/2017
2016	903	FV	5,516,300	1700	135,716.	2,782,200	8,300,200	8,300,200	Year End	1/4/2016
2015	903	FV	5,516,300	1700	135,716.	2,578,600	8,096,600	8,096,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:39:23

LAST REV

Date	Time
09/10/18	09:15:29
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3150

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	8459-194		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	25298
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2018	951	Manual		C				
1/24/2018	79	Heat App		C				
4/21/2017	459	Heat App	236,000	C				
2/14/2017	156	Addition	2,616,681	O				3 stry add 7815 sq
12/6/2016	1501	Foundati		C				
7/7/2016	936	Manual	160,180		7/7/2016			Five piece modular
9/9/2015	1284	Solar Pa	250,000		9/3/2015			Install solar pane
10/23/2012	1368	Manual	463,000	C				
12/12/2011	1860	Demoliti	100,000					demo school

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2013	Info Fm Prmt	EMK	Ellen K
5/3/2000	Measured	263	PATRIOT
6/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
934	Improved-Edu		135716		Sq. Ft.	Site		0	64.	0.50	3									4,342,912						4,342,900	

Total AC/HA:	3.11561	Total SF/SM:	135716	Parcel LUC:	934	Improved-Edu	Prime NB Desc	ARLINGTON	Total:	4,342,912	Spl Credit		Total:	4,342,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	58 - School		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	3 - Concrete		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:	30	Rating:	Average
A HBth:		Rating:	
OthrFix:	14	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.82108063
Const Adj.:	1.00740325
Adj $ / SQ:	148.889
Other Features:	91500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	8694200
Depreciation:	3042970
Depreciated Total:	5651230

COMMENTS

THOMPSON SCHOOL, 6 SINKS, 12 TOILETS, 4 URINELS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	30

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

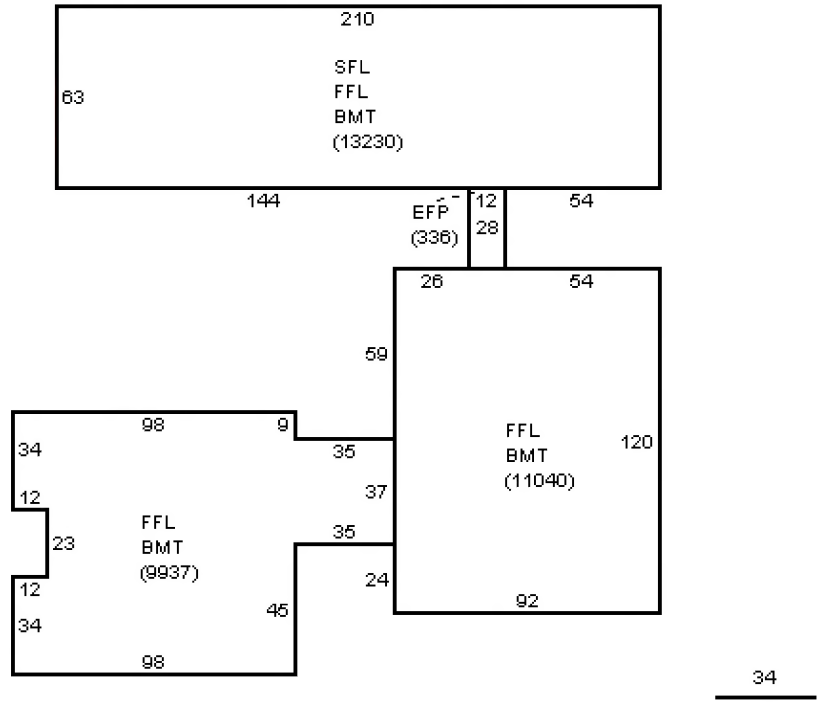
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.89
Special Features:	13600	Val/Su Net:	69.10
Final Total:	5664800	Val/Su SzAd	119.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	34,207	44.670	1,527,911
FFL	First Floor	34,207	148.890	5,093,035
SFL	Second Floor	13,230	148.890	1,969,797
EFP	Enclos Porch	336	35.590	11,958

Net Sketched Area:	81,980			Total:	8,602,701
Size Ad	47437	Gross Area	81980	FinArea	47437

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

038.0-0002-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
82	Freezer	D	S	1	12X16	A	AV	1956	52.81	T	40	934			6,100			6,100
22	Wood Deck	D	Y	1	16X20	A	AV	1956	9.13	T	40.8	934			1,700			1,700
81	Cooler	D	S	1	14X18	A	AV	1950	49.84	T	40	934			7,500			7,500

More:	N	Total Yard Items:	1,700	Total Special Featues:	13,600	Total:	15,300